019.0	0001	0024.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,444,500	/	1,444,500
USE VALUE:	1,444,500	/	1,444,500
ASSESSED:	1,444,500	/	1,444,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
104		SPY POND PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HERMAN BETSY H
Owner 2:	
Owner 3:	
Street 1:	104 SPY POND PARKWAY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BOURQUE RAYMOND -
Owner 2:	-
Street 1:	104 SPY POND PARKWAY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 12,900 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 2002, having primarily Wood Shingle Exterior and 2725 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12900.000	552,800		891,700	1,444,500
Total Card	0.296	552,800		891,700	1,444,500
Total Parcel	0.296	552,800		891,700	1,444,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 530.09 | /Parcel: 530.0

Legal Description

User Acct 13737

GIS Ref

GIS Ref

Insp Date 12/07/17

Entered Lot Size

Total Land:

Land Unit Type:

!1621!

PREVIOUS ASSESSMENT

Parcel ID 019.0-0001-0024.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	552,800	0	12,900.	891,700	1,444,500	1,444,500	Year End Roll	12/18/2019
2019	101	FV	432,300	0	12,900.	976,500	1,408,800	1,408,800	Year End Roll	1/3/2019
2018	101	FV	432,600	0	12,900.	621,400	1,054,000	1,054,000	Year End Roll	12/20/2017
2017	101	FV	432,600	0	12,900.	568,100	1,000,700	1,000,700	Year End Roll	1/3/2017
2016	101	FV	432,600	0	12,900.	461,600	894,200	894,200	Year End	1/4/2016
2015	101	FV	390,000	0	12,900.	461,600	851,600	851,600	Year End Roll	12/11/2014
2014	101	FV	390,000	0	12,900.	420,800	810,800	810,800	Year End Roll	12/16/2013
2013	101	FV	390,000	0	12,900.	400,400	790,400	790,400		12/13/2012

PRINT

Date	Time
12/10/20	17:11:51

LAST REV

Date	Time
10/24/19	15:21:37

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1621

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOURQUE RAYMOND	1251-23		4/12/2002	Change>Sale	515,000	No	No		Edward J Herman - DOD: 03/10/2019
DE SOUZA JOSEPH	1246-38		11/30/2001	Family	205,000	No	No		
GEANNARIS SOTRI	1187-162		5/21/1998		405,000	No	No		Y

USER DEFINED

Prior Id # 1:	13737
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/26/2002	688	New Buil	275,000	C		G4	GR FY04	NEW HOUSE+12X18 AD
2/1/2000	133	Foundati	185,000	C		G4	GR FY04	DEMO HOUSE, ADD FO

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2019	OWNR INFO	JO	Jenny O
12/7/2017	Meas/Inspect	BS	Barbara S
12/7/2017	Meas/Inspect	BS	Barbara S
2/6/2009	Meas/Inspect	294	PATRIOT
7/28/2002	MLS	MM	Mary M
9/28/1999	Mailer Sent		
9/28/1999	Measured	264	PATRIOT
8/25/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12900		Sq. Ft.	Site		0	85.	0.81	2			Water F	30					891,733						891,700	

Total AC/HA: 0.29614 | Total SF/SM: 12900 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 891,733 | Spl Credit | Total: 891,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	2002	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	3.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	3.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.03532112
Const Adj.:	0.99989998
Adj $ / SQ:	129.402
Other Features:	114206
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	573463
Depreciation:	20645
Depreciated Total:	552818

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	1

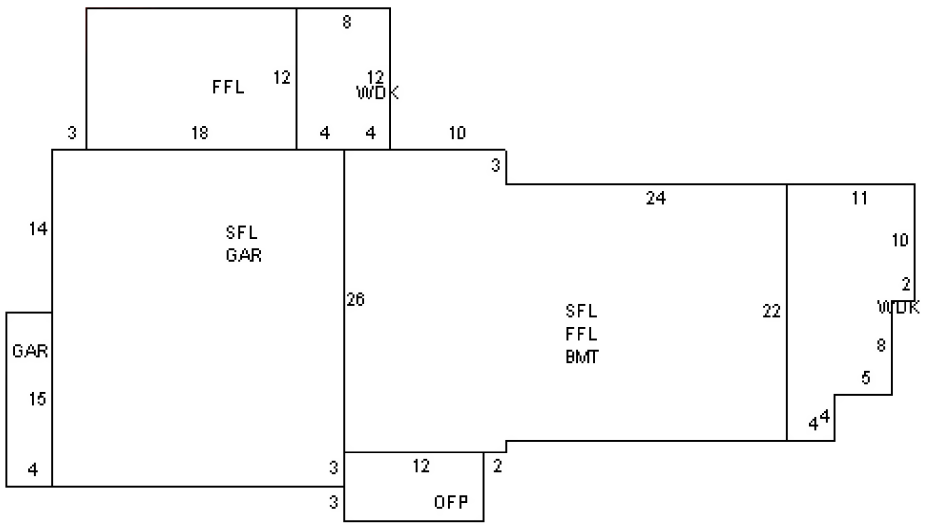
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	142.34
Special Features:	0	Val/Su Net:	115.94
Final Total:	552800	Val/Su SzAd	202.86

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,617	129.400	209,243
FFL	First Floor	1,108	129.400	143,378
BMT	Basement	892	38.820	34,628
GAR	Garage	785	18.180	14,274
WDK	Deck	294	9.400	2,764
OFP	Open Porch	72	39.410	2,838

Net Sketched Area:	4,768	Total:	407,125
Size Ad	2725	Gross Are	4768	FinArea	2725
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 019.0-0001-0024.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc